

Allison Zike

From: George Futas <gfutas@gmail.com>
Sent: Friday, June 03, 2016 2:44 PM
To: Allison Zike
Subject: Re: Choi Variance-VAR16-00891

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Zike,

Below is copy of letter which I shall also mail to you regarding the subject variance. Please acknowledge receipt.

Attn: Allison Zike, Project Planner

City of Kirkland

123 5th Ave

Kirkland WA 98033

My property overlooks the rear of the subject Choi property. I have lived here since 1985.

I oppose the subject variance and do not believe it should be granted.

My Comments and Concerns:

1. What is the impact to the residents of Kirkland if reasonable zoning regulations and building plan approvals are not complied with?
2. In the past I have found the City of Kirkland has very good professional staff, who I believe act in the best interests of its citizens.
3. However, what is the incentive for Kirkland residents and others to be compliant in the future if it is easy for builders or owners to easily receive variances after a construction is completed in violation of the approved plans? If that happens our confidence in our city government and professionals goes downhill fast, and the willingness to comply with regulations is damaged.

4. If a variation was requested prior to construction plans being approved, and the city and residents had reasonable opportunity to consider the impact before plans were approved, then this would not be a concern.
5. The new building has reduced my winter view to the northwest. At present I do not know the economic impact of my property value due to the loss of that view. I see the new Choi building every day and it clearly takes away some of my enjoyment or my property.
6. I believe the new Choi building has seriously impacted both the view and property value of my neighbor to the north, Helga Brink, who is directly behind the Choi property.

Respectfully,

George Futas

gfutas@gmail.com

425 828 0651

On Fri, May 27, 2016 at 8:03 AM, Allison Zike <AZike@kirklandwa.gov> wrote:

Mr. Futas,

To answer your questions, the building plans for the home was reviewed and approved prior to issuance of the building permit. The maximum ridge elevation noted in the approved plan set was 318.76. A survey of the roof ridge post-construction (but prior to a final of that permit) found that the house had exceeded that elevation, and my staff report for the variance application will include an analysis of what lead to this discrepancy. The variance application is a proposal from the applicant to keep the ridge at its existing height as you see it today. The formal comment period began yesterday and runs through June 13th; submitting a comment during this time will make you a party of record.

Thank you,

Allison Zike | Planner

Planning and Building Department

City of Kirkland

p: 425.587.3259

From: George Futas [mailto:gfutas@gmail.com]
Sent: Wednesday, May 25, 2016 3:49 PM
To: Allison Zike <AZike@kirklandwa.gov>
Subject: Choi Variance-VAR16-00891

Dear Allison Zike,

I have been out of town and just received the subject notice. I would like the city to provide me the following information before I submit written comments:

1. Was the applicant or their representative informed by the city of the height limit restriction before building started?
- 2, Were the building plans for the applicant reviewed and approved by the city before the building started ?
3. If #2 is yes, was the current roofline height (or elevation) noted in the plans?

I live behind and one lot south of the applicant's property. The new house appears to be taller than the former house that was destroyed by fire a few years ago.

Thank you in advance for your timely response.,

George Futas

10219-112th Ave NE

425 828 0651

gfutas@gmail.com

